

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA

BEAVERTON CITY HALL

COUNCIL CHAMBERS

4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

OCTOBER 23, 2002

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCE

1. **CUP2001-0028 (The Round At Beaverton Central; PUD Modification)**

(Continued from September 25, 2002)

The applicant requests modification to an approved Planned Unit Development (CUP 97005 and amendments thereto). The Round was originally approved in 1997 as a mixed-use transit oriented development. The Round is bisected by Westside Light Rail, and is centered around the "Beaverton Central" LRT station. The applicant plans to increase the amount of some uses, in comparison with the approved PUD, and now proposes approximately 123,500 sq.ft of retail use, 342,000 sq.ft of office use and 264 residential units. The applicant's plan deletes a 2,000 seat cinema and a 109 room hotel from the PUD, and reduces the amount of parking from approximately 1025 to 810 spaces.

The Round includes recently constructed public streets; SW Crescent Avenue and SW Millikan Way (formerly Henry Street). A street constructed south of the light rail trackway, SW Esplanade, will be removed from the site. The applicant will modify the primary public open space plazas, to the north and south of the Beaverton Central LRT platforms, and will include cascading water features. Landscaping and decorative lighting, seating and pavement are proposed throughout the development's public and private areas. Existing and proposed buildings on the site will not exceed the Development Code's maximum building height standard of 120 feet. However, building heights along major pedestrian routes are limited by Section 20.20.60.A.3.C of the Code. Conformance to this standard will be addressed at the time of future Design Review applications and the proposal may be subject to required applications for adjustments or variances.

The Planning Commission will review the proposed uses, conceptual layout, traffic impacts and parking as part of the PUD modification. In taking action on the proposed development, the Commission shall base its decision on the Code approval criteria listed in Section 40.05.15.2.C and 40.05.15.3.C. The Round is generally located south of Beaverton Creek, west of SW Watson Ave., north of SW Millikan Way, and east of the Regal Cinemas-Westgate Theater site. This proposal also includes off-site improvements within the SW Beaverdam Road right-of-way between SW Watson Avenue and SW Hall Boulevard. The development proposal is specifically located at Washington County Assessor's Map 1S1-09DD, Tax Lots 800 and 900, Assessor's Map 1S1-16AA, Tax Lots 6300, 6500, 6600, 6700, 7200, 7300, and 7400, and the SW Beaverdam right-of-way between SW Watson Avenue and SW Hall Boulevard.

The affected parcels are zoned Regional Center–Transit Oriented (RC-TO), a total of approximately 8.60 acres.

NEW BUSINESS

PUBLIC HEARINGS

1. **RZ2002-0021 - PROGRESS REZONE @ SW HALL BOULEVARD: ZONE CHANGE – R-2 TO CS**

The applicant requests approval of a Zone Change from Urban Medium Density (R-2) to Community Service (CS). The property is generally located on the north side of SW Hall Boulevard, east of SW Scholls Ferry Road. The subject property can be specifically identified as Tax Lot 800 on Washington County Assessor's Map 1S1-26BC and is currently zoned Residential Urban Medium Density (R-2). The subject property is approximately 0.24 acre in size.

2. **TUALATIN VALLEY WATER DISTRICT, OPERATIONS CENTER EXPANSION**

The proposed development is generally located at the northeast corner of the intersection of SW 170th Avenue and SW Merlo Road, southwest of SW Merlo Drive. The development site can be specifically identified as 1850 SW 170th Avenue, Washington County Tax Assessor's Map 1S1-06DD Tax Lots 1100 & 1200. The affected parcels are zoned Station Community – Multiple Use (SC-MU) and totals approximately 7.75 acres in size.

A. **CUP2002-0006 (TVWD, Operations Center Conditional Use)**

The applicant requests Planning Commission approval of a Conditional Use Permit (CUP) for the expansion of a public building or other structure pursuant to Section 20.20.20.05.2.B.5 of the City of Beaverton Development Code. In taking action on the proposed development, the Planning Commission shall base its decision on the approval criteria listed in Section 40.05.15.2.C.

B. **VAR2002-0007 (TVWD, Operations Center Parking Variance)**

The applicant requests Planning Commission approval of a Regular Variance application for variance to Section 20.20.60.D.3.C of the Development Code which requires that, "off-street parking lots shall be located to the rear of buildings," along Major Pedestrian Routes. The proposed site design includes parking between the existing and proposed buildings and the SW Merlo Road right-of-way, which is a designated Major Pedestrian Route. In taking action on the proposed development, the Planning Commission shall base its decision on the approval criteria listed in Section 40.80.15.2.C.

C. **VAR2002-0008 (TVWD, Operations Center Setback Variance)**

The applicant requests Planning Commission approval of a Regular Variance application for variance to Section 20.20.60.D.3.B of the Development Code which requires that, "buildings shall be located so that a minimum of 70 percent of the frontage is occupied by one or more buildings within five (5) feet of the special setback line," along Major Pedestrian Routes. The proposed site design includes existing and proposed buildings that are set back approximately 180 feet from the SW Merlo Road right-of-way, which is a designated Major Pedestrian Route. In taking action on the proposed development, the Planning Commission shall base its decision on the approval criteria listed in Section 40.80.15.2.C.

APPROVAL OF MINUTES

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.